

Staff Summary Report



To: Mayor and City Council
Through: City Manager

Agenda Item Number 22
Meeting Date: 12/13/01

SUBJECT: PHILLIPS 66 #SPD-2001.85

PREPARED BY: DeeDee (D²) Kimbrell, Planner II (480-350-8331)

REVIEWED BY: Dave Fackler, Development Services Manager (480-350-8333)

BRIEF: Request by Phillips 66 (formerly Tosco Marketing Company) for an Amended Final Planned Area Development for Tract B-1 at 1500 North Priest Drive.

COMMENTS: **PLANNED DEVELOPMENT (0406)** Request by **PHILLIPS 66 (FORMERLY TOSCO MARKETING COMPANY)** for an Amended Final Planned Area Development for Tract B-1, located at 1500 North Priest Drive in Papago Park Center.

#SPD-2001.85 An Amended Final Planned Area Development for Tract B-1 (Phillips 66 – formerly Tosco Marketing Company) which is part of Papago Park Center.

Document Name: 20011213devsrh05 **Supporting Documents:** Yes

SUMMARY: This proposal is for an Amended Final Planned Area Development for Tract B-1 for Phillips 66 (formerly Tosco Marketing Company). The applicant is requesting to modify the site plan which entails the removal of some existing parking spaces and driveways at the main project entrance and the area immediately to the north of the main entrance. They are proposing to replace the parking areas with landscaping. No variances or use permits are requested in the application. Staff is in support of this proposal. Public input is not required for this request.

RECOMMENDATION: Staff – Approval
Public – Not required

- ATTACHMENTS:**
1. List of Attachments
 - 2-3. History & Facts
 4. Description / Comments / Reasons for Approval / Conditions of Approval
-
- A. Location Map
 - B. Plan of Development
 - C. Existing Plan and Proposed Plan
 - D. Landscape Plan
 - E. Letter of Explanation/Intent

HISTORY & FACTS:

- December 18, 1986. The Council approved a rezoning to I-1, a Subdivision Plat with 12 tracts on 427.7 acres and a Preliminary P.A.D. for Salt River Project's Papago Park Center consisting of 7,028,586 s.f. on 272.5 net acres. In that plan, the subject parcel was shown as corporate office with an 84' height limit.
- August 27, 1992. The Council expanded the boundaries of the University Hayden Butte Redevelopment area to include project areas #1-4 in the Rio Salado to facilitate slum clearance and redevelopment financing. Papago Park Center is area #2.
- December 10, 1992. The Council amended ordinance 808 to delete a map showing the outlines of the Central Commercial District, largely confined to the Downtown.
- November 9, 1993. The applicants withdrew a request for R-4 zoning accompanied by the subject P.A.D. proposal, after several continuances by the Planning Commission.
- February 10, 1994. The Council approved a rezoning from I-1 to CCD for 3.23 acres at 1600 N. Priest Dr. and an amended P.A.D. for Papago Park Center to designate Parcel B3 for 84 dwellings on 3.23 net acres.
- May 16, 1996. The Council approved a request for a Fifth Amended Planned Area Development and an Amended Final Planned Area Development for Parcels "B3" consisting of 50,000 s.f. on 2.80 net acres, "D2" consisting of 155,000 s.f. on 7.64 net acres and "E" consisting of 922,650 s.f. on 23.10 net acres located at 1667 N. Priest Drive.
- May 6, 1997. Design Review Board approved building materials, walkways, driveways, design of pedestrian and bicycle links, lighting, landscaping, and screening details.
NOTE: A more detailed plan of enhanced wash and bridge details, with pedestrian and bicycle connections throughout the entire site to each building and to public streets, are required to be reviewed and approved by the Design Review Board prior to issuance of a tenant-improvement permit.
- May 15, 1997. City Council approved a request for a Sixth Amended Planned Area Development consisting of 6,592,586 s.f. of total building area on 273 net acres and a Final Planned Area Development for Phase I of Parcel E, consisting of 170,000 s.f. of building area on 12.75 net acres located at 1297 W. Washington Street.
- July 10, 1997. The Council approved a request for a Seventh Amended Planned Area Development consisting of 6,487,936 s.f. of total building area on 273 net acres and a Final Planned Area Development for Phase I of Parcel "A2" for Tosco Marketing Co., consisting of 286,000 s.f. of building area (with future phases totaling 549,000 s.f.) on 22.46 net acres located at 1490 N. Priest Drive including a height variance.
- September 11, 1997. The Council approved a request for an Eighth Amended Planned Area Development and a Final Planned Area Development for Parcel E Phase II.

<u>March 4, 1998.</u>	Design Review Board approved building materials, walkways, driveways, design of pedestrian and bicycle links, lighting, landscaping, and screening details for Arroyo Mid-rise office building.
<u>April 16, 1998.</u>	Council approved an Eighth Amended Preliminary Planned Area Development for Phase II of Parcel E (all phases of Parcel E totaling 549,000 s.f.), consisting of 118,914 s.f. of building area on 11.72 net acres and a Final Planned Area Development for Phase III of Parcel E, consisting of 168,950 s.f. of building area on 8.375 net acres located at 1225 W. Washington Street.
<u>February 9, 1999.</u>	The Planning Commission, by a 1-6 vote, procedurally denied a request by the Salt River Project Credit Union for an Amended Preliminary PAD for Papago Park Center and a Final Planned Area Development for Parcel F-1, including a variance to allow a non-masonry building in the I-1 zoning district at 1511 North Project Drive. (To date, the applicant has appealed this action to the City Council and is scheduled for two public hearings on 3/11 & 3/188.)
<u>February 23, 1999.</u>	The Planning Commission, by a 4-1 vote, (Spitler voting no) approved a request by SunState Builders for development of Papago Hills Corporate Office Park which consisted of a Preliminary P.A.D. and a Preliminary Subdivision Plat for "Tract C" of Papago Park Center, a Final PAD for Phase 1 of C-1 for DHL Worldwide Express, consisting of 91,000 s.f. of total building area including a variance to reduce the required number of bicycle spaces in an ASU commute area, all subject to conditions of approval.
<u>February 26, 1999.</u>	Design Review staff approved the Shade structures for Tosco Day Care at Papago Park Center.
<u>March 3, 1999.</u>	The Design Review Board, by a 6-0 vote, approved the site and landscaping plans for the Phase One parcel of DHL Worldwide Express, including the private drive from Washington and the one-story data center building elevations. The two-story service center building will return to the DRB for architectural review at a future meeting. The approvals were made subject to conditions.
<u>July 15, 1999.</u>	City Council approved the request by Papago Park Center to amend their previously approved Preliminary P.A.D. and Final P.A.D. for Phase I, Papago Hills corporate Office Park.
<u>September 12, 2000.</u>	Planning Commission by a consent vote of 7-0 approved the 11 th Amended Preliminary Planned Area Development and a Final Planned Area Development for Phase II of Section A2 Tract B for Tosco Marketing Company.
<u>September 21, 2000.</u>	City Council held their first public hearing for this request.
<u>October 5, 2000.</u>	City Council approved an Amended Preliminary Planned Area Development and a Final Planned Area Development for Phase II of Section A2 Tract B, located at 1230 West Washington Street in Papago Park Center. Phase II consists of a 6-story, 167,000 s.f. office building and a 4 level parking garage.

DESCRIPTION: Owner – Salt River Project, Jayne Lewis, Development Manager
Applicant – Ryan Companies, Greg Shannon
Architect – DFD, Larry Boardman
Existing zoning – I-1
Total site area – 22.46 net acres
Parking required – 1,797 spaces
Parking provided – 2,139 spaces
Existing Landscaping – 32%
Proposed Landscaping – 39%

COMMENTS: This proposal is for an Amended Final Planned Area Development for Tract B-1 for Phillips 66 (formerly Tosco Marketing Company). The applicant is requesting to modify the site plan which entails the removal of 50 existing parking spaces and alter driveways at the main project entrance and the area immediately to the north of the main entrance. The existing landscaping is approximately 32%, they are proposing to replace the parking and driveway areas that are to be removed with landscaping to increase the total to 39%. The new planting design will match existing plant materials. No variances or use permits are requested in the application. Staff is in support of this proposal. Public input is not required for this request.

**REASON(S) FOR
APPROVAL:**

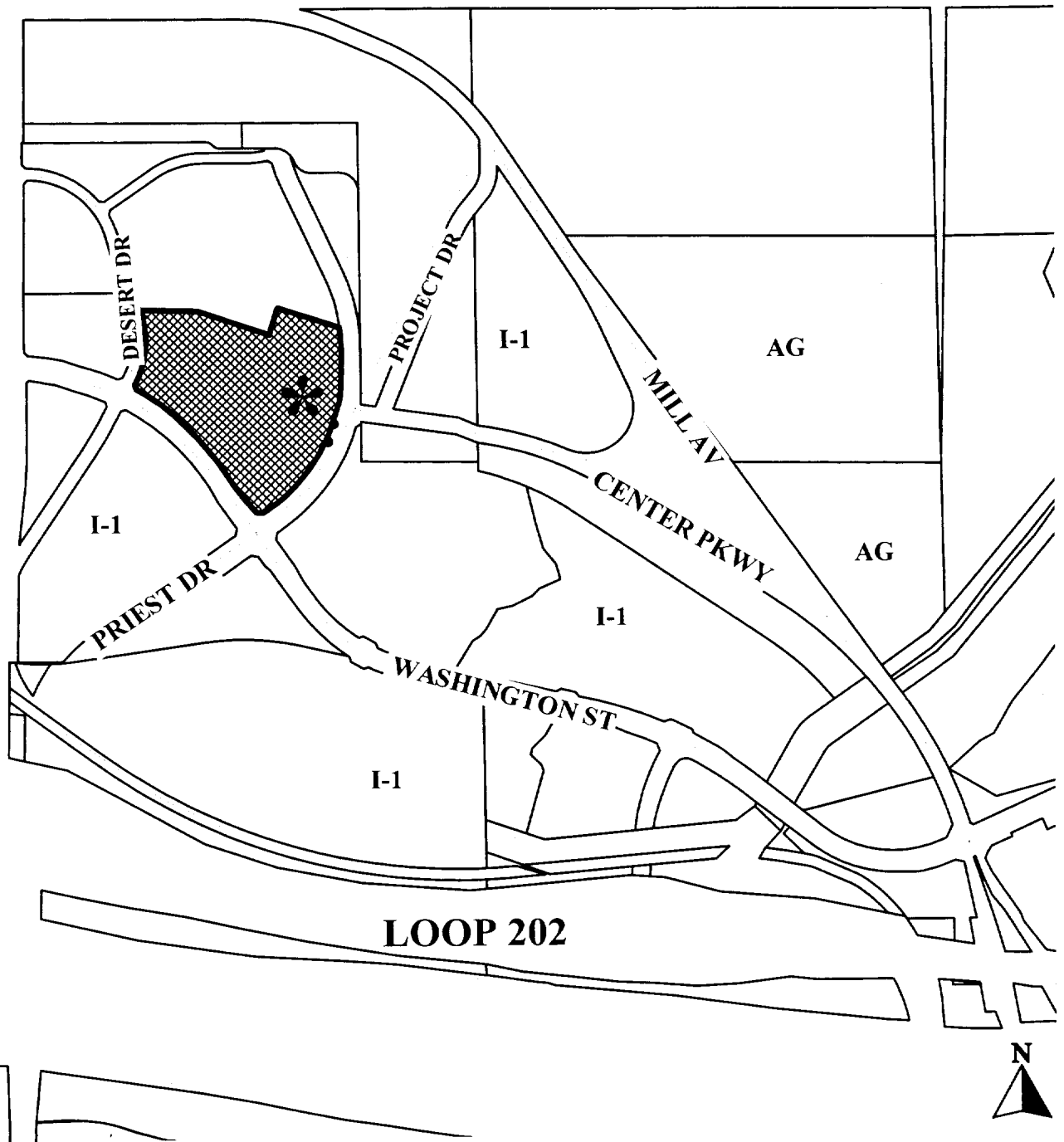
1. The revised Final Planned Area Development appears to function efficiently and compliment the previously approved plan.

**CONDITION(S)
OF APPROVAL:**

1. No variances may be created by future property lines without the prior approval of the City of Tempe.
2. The Amended Final Planned Area Development shall be put into proper engineered format with appropriate signature blanks and recorded with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department **on or before December 13, 2002.** Prior to recordation, the Planning Division within the Development Services Department shall review details of the document format.
3. The Final Planned Area Development must be recorded with the Maricopa County Recorder's office prior to the issuance of any construction permits for this project.

PHILLIPS 66

SPD-2001.85



Location Map SEE OTHER SIDE FOR MORE INFORMATION



2425 East Camelback Road
Suite 400
Phoenix, Arizona 85016
tel 381.4848 ext.
tel 381.4841 fax
www.compton-hedrick.com



RYAN

PROPOSED OFFICE FACILITY FOR
TOSCO MARKETING COMPANY
Tempe, Arizona



100000
North Priest Drive

NOT FOR CONSTRUCTION

OVERALL SITE PLAN
EXISTING AND PROPOSED

AE-100



SPD 2001.85

PROPOSED

EXISTING

NOV 13 2007

Ryan Companies US, Inc.

3131 East Camelback Road, Suite 220
Phoenix, AZ 85016
602/954-8483 phone
602/954-8761 fax
License No. 095146



Building Lasting Relationships

November 8, 2001

Planning Commission
City of Tempe, Development Services Department
31 E. Fifth Street
Tempe, Arizona 85281

**Re: 13th Amended Preliminary PAD and Final PAD for phase 11 Tract B1
Letter of Explanation**

Dear sir/madam:

We are submitting herewith a minor revision to the existing Phillips 66 (formerly Tosco) site plan which entails the removal of some existing parking spaces and driveways at the main project entrance at 1500 N. Washington and the area immediately to the north of the main entrance. The area will be landscaped in accordance with city of Tempe regulations and is currently undergoing Design Review with your department. Please call me at 602-728-4266 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Greg Shannon".

Greg Shannon
Project Manager
RYAN COMPANIES

Enclosures:

6 copies of PAD half vellums
6 copies of PMT's
Copy of Landscape plan



NOV 12 2001

c:\tosco\ltr of explanation pad security entrance 11-8-01.doc